025.0	0005	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,475,800 /	1,475,800
					USE VALUE:	1,475,800 /	1,475,800
					ASSESSED:	1,475,800 /	1,475,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CURTIS RACHEL E/ TRUSTEE	
Owner 2:	RACHEL E CURTIS 2017 REVOCABLE	
Owner 3:	TRUST	
Street 1:	9 TROWBRIDGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CONRAD/BRADSHAW RYA & -
Owner 2:	MAGLIOZZI ANDREW -
Street 1:	9 TROWBRIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Vinyl Exterior and 3208 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	1,019,800		456,000	1,475,800
Total Card	0.115	1,019,800		456,000	1,475,800
Total Parcel	0.115	1,019,800		456,000	1,475,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.04 | /Parcel: 460.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 16896
GIS Ref:
GIS Ref:
Insp Date: 10/15/20

!2074!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	1,019,800	0	5,000.	456,000	1,475,800		Year end	12/23/2021
2021	104	FV	748,700	0	5,000.	456,000	1,204,700		Year End Roll	12/10/2020
2020	104	FV	700,200	0	5,000.	456,000	1,156,200	1,156,200	Year End Roll	12/18/2019
2019	104	FV	520,700	3800	5,000.	484,500	1,009,000	1,009,000	Year End Roll	1/3/2019
2018	104	FV	520,700	3800	5,000.	353,400	877,900	877,900	Year End Roll	12/20/2017
2017	104	FV	489,000	3800	5,000.	307,800	800,600	800,600	Year End Roll	1/3/2017
2016	104	FV	489,000	3800	5,000.	262,200	755,000	755,000	Year End	1/4/2016
2015	104	FV	312,400	3800	5,000.	256,500	572,700	572,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:00:31

LAST REV

Date	Time
10/21/21	11:58:41
apro	

PAT ACCT. 2074

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONRAD/BRADSHAW	76464-30	1	12/18/2020		1,595,000	No	No		
MAZUREK DANIEL	64729-373		12/30/2014		820,000	No	No		
	9156-423		1/1/1901	Family		No	No		Daniel E Mazurek Sr D.O.D. 5/11/2014 Bk 64729

USER DEFINED

Prior Id # 1:	16896
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2018	595	Demo gar	30,000					add deck remove ga
10/29/2015	1674	Manual	2,025					
12/31/2014	1760	Renovate						Remodel kitchen an
12/31/2014	1759	Renovate	55,000					Remodel kitchen an

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	JO	Jenny O
1/12/2021	SQ Mailed	MM	Mary M
10/15/2020	Measured	DGM	D Mann
7/22/2019	Permit Visit	DGM	D Mann
8/15/2016	Meas/Inspect	DGM	D Mann
8/15/2016	Permit Visit	DGM	D Mann
8/15/2016	Left Notice	DGM	D Mann
6/16/2015	Permit Insp	PC	PHIL C
1/13/2009	Meas/Inspect	294	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97730672
Const Adj.:	1.32975078
Adj $ / SQ:	233.923
Other Features:	190125
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1143318
Depreciation:	123478
Depreciated Total:	1019840

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

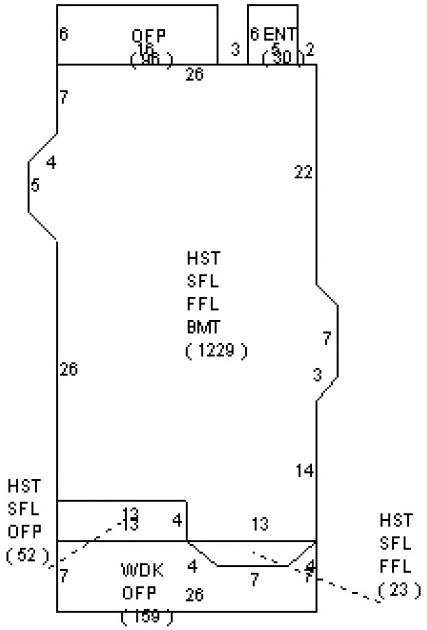
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	257.32
Special Features:	0	Val/Su Net:	206.73
Final Total:	1019800	Val/Su SzAd	317.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,304	233.920	305,036
FFL	First Floor	1,252	233.920	292,872
BMT	Basement	1,229	70.180	86,248
HST	Half Story	652	233.920	152,518
OFP	Open Porch	307	29.090	8,930
WDK	Deck	159	16.340	2,598
ENT	ENTRY	30	35.110	1,053

	Net Sketched Area:	4,933		Total:	849,255
Size Ad	3208	Gross Area	5585	FinArea	3208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	